

130.A

0002

0106.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTON

APPRaised:

Total Card / Total Parcel

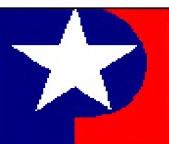
371,800 / 371,800

USE VALUE:

371,800 / 371,800

ASSESSED:

371,800 / 371,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
125		PLEASANT ST, ARLINGTON

**OWNERSHIP**

Unit #: 106

Owner 1: CHEVIGNARD ALBAN JACQUES/ TR

Owner 2: ALBAN JACQUES CHEVIGNARD TRUS

Owner 3:

Street 1: 125 PLEASANT ST UNIT 106

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CHEVIGNARD ALBAN J -

Owner 2: -

Street 1: 125 PLEASANT ST UNIT 106

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1948, having primarily Brick Exterior and 1032 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>													
Roof Cover: 11 - Membrane				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: D - AVGD				Fapl: 0	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1948	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor: 1 - 1st Floor													
Const Mod:				% Own: 4.578999996													
Lump Sum Adj:				Name: 21 - 6036													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>					
Avg Ht/FL: STD				Phys Cond: AV - Average	30.	%						No Unit	RMS	BRS	FL		
Prim Int Wall: 2 - Plaster				Functional:		%						1	3	1	0		
Sec Int Wall:				Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 4 - Carpet				Override:		%											
Sec Floors:				Total:	30.6	%											
Bsmnt Flr:				<b>CALC SUMMARY</b>								<b>COMPARABLE SALES</b>					
Subfloor:				Basic \$ / SQ: 320.00								Rate	Parcel ID	Typ	Date	Sale Price	
Bsmnt Gar:				Size Adj.: 1.08139539													
Electric: 3 - Typical				Const Adj.: 1.16608334													
Insulation: 2 - Typical				Adj \$ / SQ: 403.519													
Int vs Ext: S				Other Features: 30000													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.20000005													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 535718													
% Com Wall				Depreciation: 163930								Juris. Factor:		Before Depr:	484.22		
				Deprecated Total: 371788								Special Features:	0	Val/Su Net:	360.27		
												Final Total:	371800	Val/Su SzAd:	360.27		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b>								130.A-0002-0106.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					